

### Bistro Annual Lease Payment and Additional Rent

Year	Total Sales	>600,000k sales	5% Additional Rent	Invoiced	Paid
2011	998,774.06	398,774.06	19,938.70		7/11/2012 Partial Payment of \$18,000 4/12/2013 Balance Payment of \$1,900
2012	883,497.00	283,497.00	14,174.85	11/1/2013	12/17/2013
2013	992,883.00	392,883.00	19,644.15	2/1/2014	Monthly Payments are being made

### Recommended Monthly Rent for a New Lease

Monthly Rent	2,000.00
2013 Additional Rent	
Annual	19,644.15
Monthly	1,637.01
Base Rent	2,000.00
Annualized Additional	1,637.01
<b>Gross Monthly Rent</b>	<b>3,637.01</b>

### Comparison with Garage Pub & Grill

Tenant	Square Ft	Rent/Mo	\$/sq ft
Garage Pub	4590	\$ 4,590.00	\$ 12.00
Bistro	3774	\$ 3,637.01	\$ 11.56